

# JUNCTION CITY PLANNING COMMISSION

## AGENDA ITEM SUMMARY



### CONDITIONAL USE PERMIT APPLICATION (CUP-14-02) CITY OF JUNCTION CITY

Meeting Date: October 21<sup>st</sup>, 2014  
Department: Planning  
[www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

Agenda Item Number: 5a  
Staff Contact: Jordan Cogburn  
Contact Telephone Number: 541-998-4763

#### ISSUE STATEMENT

The applicant wishes to convert a portion of an existing structure from a ceramics shop/studio offering sales and classes into a Day Care Facility and preschool. The request to operate this use, under 17.35.020 is reviewed by the Planning Commission as a Conditional Use.

#### BACKGROUND

The site is located at 1585 Juniper Street. The site is developed with existing structures. The lot can be accessed via an existing gravel driveway from Juniper Street on the north side of the building. The current Junction City Transportation System Plan designates Juniper Street as a Minor Collector. The address was verified using Lane County Assessment and Taxation records.

The site is zoned General Commercial. The surrounding area is fully developed. The subject site abuts General Commercial (GC) to the east, west, south and north the site. The north property line also abuts Light Industrial (M1). To the west of the site are single-family homes, Laurel Park and Laurel Elementary School. On the south and east are single-family homes, to the North are storage facilities.

The proposal is for a day care center. Junction City Municipal Code (JCMC) Chapter 17.05, defines as follows:

*“Day care facility” means any facility that provides day care to children, including a child day care center, group day care home, home of a family day care provider, including those known under a descriptive name such as nursery school, preschool, or kindergarten.”*

Day Care Centers are regulated under Chapter 17.35 as a Conditional Use.

#### RELATED CITY POLICIES

JCMC Chapters 17.35 and 17.150. City Charter Section 97.

#### CITY ADMINISTRATOR’S RECOMMENDATION

The City Administrator requests that the Planning Commission follow process for determination of the

Conditional Use Permit request as presented.

### **PLANNING COMMISSION OPTIONS**

1. Move to approve the Conditional Use Permit as presented in Exhibit A.
2. Move to approve with conditions to the proposal based on changes to the Proposed Final Order .
3. Move to not approve the Conditional Use Permit as presented in Exhibit A. If the Commission does not approve the Conditional Use Permit, move to have staff a) return with a revised proposal for their consideration or b) not bring the matter back before the Commission.

### **SUGGESTED MOTION**

“I move to approve/approve with conditions/deny the Conditional Use Permit as presented in Exhibit A, allowing a Day Care Facility as a Conditional Use in the GC Zoning District.”

### **ATTACHMENTS**

Exhibit A: Staff Report

Attachments:

- I. Applicant’s Site Plan
- II. Application
- III. Agency Referral and Comment
- IV. Public Hearing Notice
- V. Map of State of Oregon Registered Child Care Centers in Junction City
- VI. Proposed Final Order CUP-14-02